

MEMORANDUM

April 15, 1976

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 4/27/76

Petition No. Z-3552
Sun Oil Company
1200 VFW Parkway, West Roxbury
near Gardner Street

One-story masonry structure - single-family (S-.5) district.

Purpose: to change occupancy from gas station to restaurant.

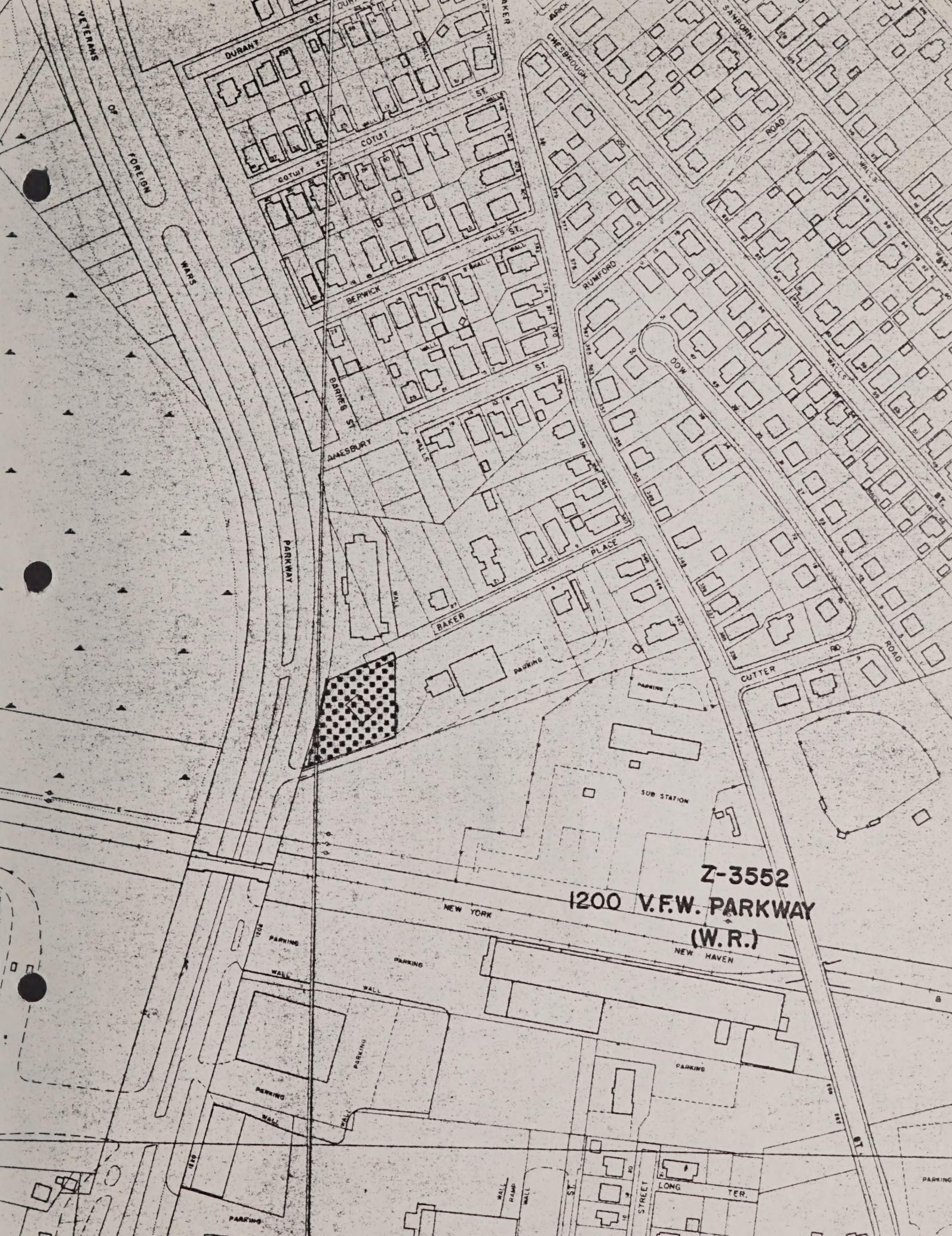
Violations:

Section 9-2. A change in a nonconforming use requires Board of Appeal approval.

Section 11-1. Signs do not conform.

Site is inappropriate. Proposed nonconformity would have an adverse impact on abutting nursing home and would tend to intensify existing traffic hazards along this heavily traveled artery. Two restaurants already exist in the immediate area. Recommend denial.

VOTED: In reference to Petition No. Z-3552, brought by the Sun Oil Company, 1200 VFW Parkway, West Roxbury, for a change in a nonconforming use and a conditional use for a change of occupancy from a gas station to a restaurant in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Site is inappropriate. Proposed nonconformity would have an adverse impact on abutting nursing home and would tend to intensify existing traffic hazards along this heavily traveled artery. Two restaurants already exist in the immediate area.



Z-3552
1200 V.F.W. PARKWAY
(W.R.)

Board of Appeal Referrals 4/15/76

Hearing: 4/27/76

Petition No. Z-3553
Matthew Cohen
544 East Eighth Street, South Boston
at I Street

Three-story frame structure - local business (L-1) district.

Purpose: to change occupancy from two-family dwelling and store to four apartments.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. Any dwelling converted for more families which does not meet the requirement for lot area is forbidden in an L-1 district.		
Section 14-2. Lot area is insufficient.	8,000 sf	3,913 sf
Section 17-1. Open space is insufficient.	400 sf	222 sf

The four apartments are existing and are consistent with the residential character of the surrounding neighborhood. Recommend approval.

VOTED: In reference to Petition No. Z-3553, brought by Matthew Cohen, 544 East Eighth Street, South Boston, for a forbidden use and two variances for a change of occupancy from two-family dwelling and store to four apartments in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Occupancy is existing and is consistent with the residential character of the surrounding neighborhood.

(S.B.)

544 EAST EIGHTH ST.

Z-3553

BEACH



Board of Appeal Referrals 4/15/76

Hearing: 4/27/76

Petition No. Z-3554
Faulkner Hospital
1153 Centre Street, Jamaica Plain
at Allandale Street

Hospital complex - single-family (S-.3) district.

Purpose: to erect one-story parking and security control station accessory structure.

Violation:

Section 8-7. A hospital is forbidden in an S-.3 district.

Facility, to be located at the Allandale Street entrance, would control and expedite vehicular traffic flow, provide information, and augment security. Use is reasonable and appropriate. Recommend approval.

VOTED: In reference to Petition No. Z-3554, brought by the Faulkner Hospital, 1153 Centre Street, Jamaica Plain, for a forbidden use to erect a one-story parking and security control station accessory structure in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval. Facility would provide essential services.

(J.P.)

Z-3554
1153 CENTRE ST.



Board of Appeal Referrals 4/15/76

Hearing: 4/27/76

Petition No. Z-3555
Armenian Women's Welfare Association
431 Pond Street, Jamaica Plain
at Avon Street

Nursing home complex - single-family (S-.3) district.

Purpose: to erect one-story addition to facility.

Violation:

Section 9-1. Extension of a nonconforming use requires Board of Appeal approval.

Proposed extension would increase capacity from 62 to 82 beds. Petitioner will demolish an existing 2½-story frame structure (providing an increase in open space), consult with staff on the architectural design of the addition, and grant a conservation restriction to the City through the Conservation Commission. Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3555, brought by the Armenian Women's Welfare Association, 431 Pond Street, Jamaica Plain, for an extension of a nonconforming use to erect a one-story addition to a nursing home in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the existing wood frame structure be demolished within thirty days after completion and occupancy of the addition; that a conservation restriction be granted to the City of Boston through the Conservation Commission; that plans be submitted to the Authority for design review.



Board of Appeal Referrals 4/15/76

Hearing: 5/4/76

Petitions Nos. Z-3557-3558
Duncan and Anne O'Brien
29 Wade Street, Brighton
near Commonwealth Avenue

Two-story frame structure - residential (R-.5) district.

Purpose: to legalize addition to one-family dwelling; to legalize accessory garage.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 20-1. Rear yard is insufficient.	40 ft.	28 ft.
Section 20-2. Accessory garage shall not be nearer than four feet to side lot line.		

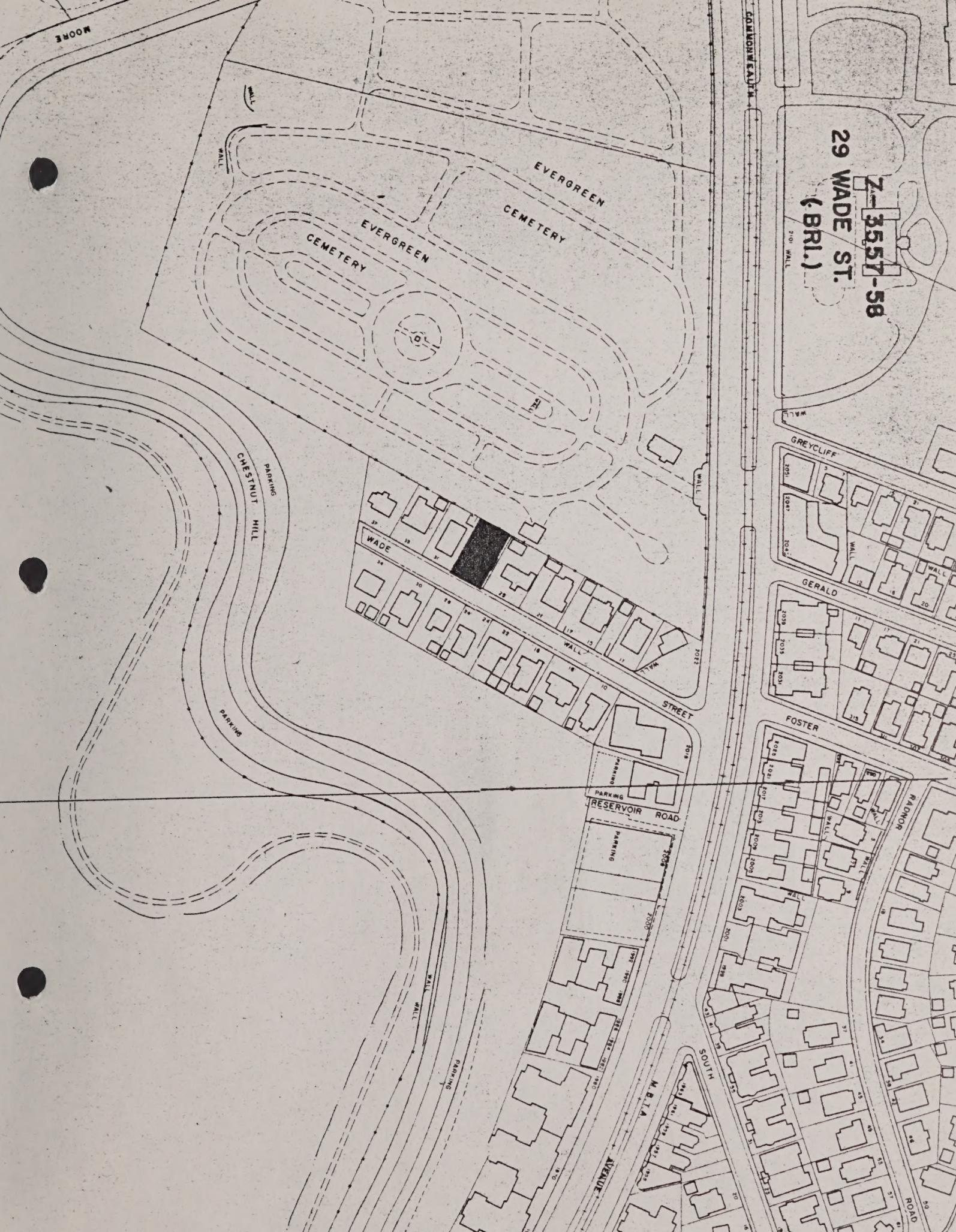
The one-story extension to the rear of the structure is existing, with no apparent impact on abutting dwellings. The garage foundation has been constructed approximately 1½ feet from the side lot line; because of its close proximity to abutter's garage, staff recommends that the required 4 feet be provided. Recommend approval of addition and denial of garage as submitted.

VOTED: In reference to Petitions Nos. Z-3557-3558, brought by Duncan and Anne O'Brien, 29 Wade Street, Brighton, for two variances to legalize an addition to a one-family dwelling and an accessory garage in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval of addition. It has no apparent impact on abutting dwellings. However, garage should comply with code requirement because of its close proximity to abutter's garage.

29 WADE ST.

29 WADE S.
(B.R.I.)

Z-3557-58



Board of Appeal Referrals 4/15/76

Hearing: 5/4/76

Petition No. Z-3559
Gerald J. Realty Co., Inc.
F. Stanley Litchman, Treasurer
971-977 Commonwealth Avenue, Brighton
near Gaffney Street

Three-story masonry structure - general business (B-2) and industrial (I-2) districts.

Purpose: to change occupancy from sale and installation within a building of automotive parts and accessories to repair garage and sale of new and used motor vehicles.

Violation:

Section 8-7. A repair garage is conditional in a B-2 district.

Proposed facility would be similar to its former occupancy as an auto dealership. Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3559, brought by Gerald J. Realty Co., Inc., 971-977 Commonwealth Avenue, Brighton, for a conditional use for a change of occupancy from sale and installation within a building of automotive parts and accessories to repair garage and sale of new and used motor vehicles in general business (B-2) and industrial (I-2) districts, the Boston Redevelopment Authority recommends approval with the following conditions: that there be no on-street parking; that there be no hazard to pedestrians from vehicles entering or leaving the property; that all work be confined to the interior of the structure; that the structure be sufficiently sound-insulated to confine all noise to the lot; that sign plans be submitted to the Authority for design review.

977 COMMONWEALTH N.Y.

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Board of Appeal Referrals 4/15/76

Hearing: 5/4/76

Petition No. Z-3560
Walter J. Zazuski
625 Hyde Park Avenue, Roslindale
near Canterbury Street

One-story masonry structure - local business (L-.5) district.

Purpose: to erect one-story addition to repair garage.

: Violation:

Section 8-6. A change in a conditional use requires Board of Appeal approval.

Extension would be utilized for accessory space. Appellant has owned and operated business for many years. Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3560, brought by Walter J. Zazusky, 625 Hyde Park Avenue, Roslindale, for a conditional use to erect a one-story addition to a repair shop garage in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with the following conditions: that all junk vehicles be removed from the premises; that all work be performed within the building; that premises be maintained free of debris at all times; that appellant comply with landscaping and fencing as indicated in previous plan approved by Authority design review and Board of Appeal in October 1975; that plans for signs be submitted to the Authority for design review.

Z - 3560
625 HYDE PARK AVE.
(ROS.)



Board of Appeal Referrals 4/15/76

Hearing: 4/27/76

Petition No. Z-3562
Allston Car Wash, Inc.
434 Cambridge Street, Allston
near Union Square

One-story masonry structure - general business (B-2) district.

Purpose: to change occupancy from car wash to car wash, repair garage, and gas service station.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-6. A change in a conditional use requires Board of Appeal approval.		
Section 8-7. A gas service station and repair garage are conditional in a B-1 district.		
Section 20-1. Rear yard is insufficient.	10 ft.	2 ft.

Car wash and service station are existing. Repair facility would be contrary to conditional use requirements: inappropriate location, adverse neighborhood impact, tendency to create a serious hazard to vehicular and pedestrian traffic (close to new fire station and community school). Allston Civic Association has expressed opposition. Recommend denial of repair garage.

VOTED: In reference to Petition No. Z-3562, brought by Allston Car Wash, Inc., 434 Cambridge Street, Allston, for a conditional use and a variance for a change of occupancy from car wash to car wash, repair garage, and gas service station in a general business (B-1) district, the Boston Redevelopment Authority recommends denial of the repair garage, as it would be contrary to conditional use requirements: inappropriate location, adverse neighborhood impact, tendency to create a serious hazard to vehicular and pedestrian traffic (close to new fire station and community school). Allston Civic Association has expressed opposition.

Z-3562

Z-3562
434 CAMBRIDGE ST.
TON
(ALLSTON)



Board of Appeal Referrals 4/15/76

Hearing: 5/4/76

Petition No. Z-3564
Province Building Trust
McDonald's Corporation (lessee)
315-333 Washington Street, Boston
near School Street

Eight-story structure - general business (B-10) district.

Purpose: to change occupancy from stores, offices, bank, and restaurant to stores, offices, bank, and take-out restaurant.

Violation:

Section 8-7. Sale over the counter of on-premises-prepared food or drink for off-premises consumption or for on-premises consumption if, as so sold, such food or drink is ready for take-out is conditional in a B-10 district.

Essentially, the existing "Albiani's" restaurant would be converted to a "McDonald's" restaurant with accommodations for approximately 150 persons. Site has been occupied by a restaurant facility for many years. Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3564, brought by the Province Building Trust and McDonald's Corporation, 315-333 Washington Street, Boston, for a conditional use for a change of occupancy from stores, offices, bank, and restaurant to stores, offices, bank, and take-out restaurant in a general business (B-10) district, the Boston Redevelopment Authority recommends approval with the following conditions: that at frequent intervals during operating hours petitioner remove any resultant trash or debris which may have been discarded within a one-block radius, to include the "Boston Five Park" and "Filene's Park" during the "outdoor eating season"; that trash compactors be installed; that cafeteria food service be encouraged; that plans be approved by the Health and Hospitals Department; that plans be submitted to the Authority for design review.



Board of Appeal Referrals 4/15/76

Hearing: 5/4/76

Petition No. Z-3568
Boston Redevelopment Authority
20-40, 50-52, 56, 60 Bristol Street,
Boston
at Harrison Avenue

Three 4-story and one 5-story masonry structures - manufacturing urban renewal area (M-2-U) subdistrict.

Purpose: to combine buildings for occupancy as shelter for homeless and indigent persons.

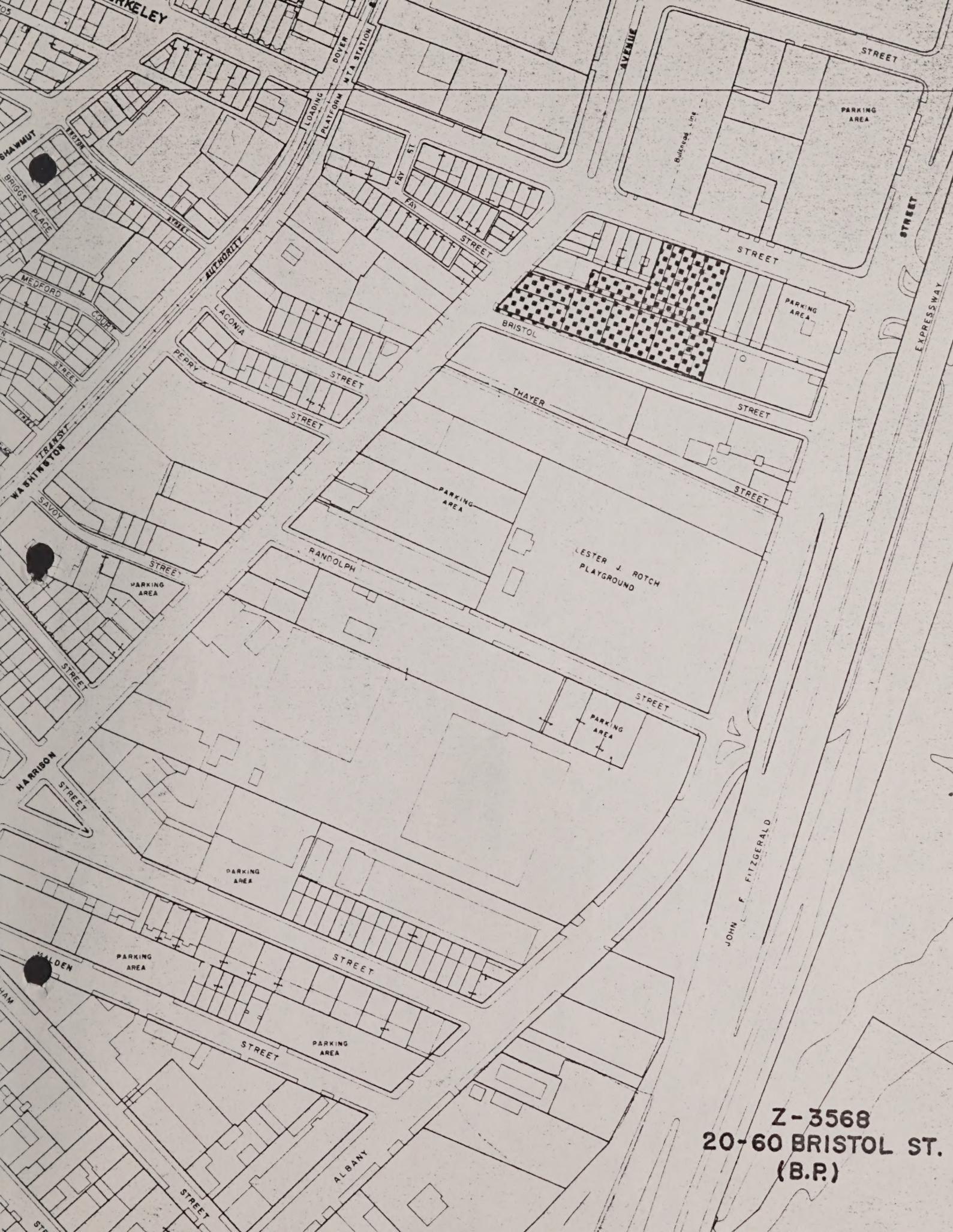
Violations:

Section 8-7. A boarding house is forbidden in an M-2-U district.

Section 8-7. An institution is forbidden in an M-2-U district.

Proposed "Pine Street Inn" would replace existing obsolete structure. There would be accommodations for 350 persons plus staff. A park area would be created on the East Berkeley Street side. Facility is appropriate and needed and represents a reasonable use of land and structures. Recommend approval.

VOTED: In reference to Petition No. Z-3568, brought by the Boston Redevelopment Authority, 20-60 Bristol Street in the South End Urban Renewal Area, for two forbidden uses to combine buildings for occupancy as a shelter for 350 homeless and indigent persons in a manufacturing urban renewal area (M-2) subdistrict, the Boston Redevelopment Authority recommends approval. Facility is appropriate and needed and represents a reasonable use of land and structures.



Board of Appeal Referrals 4/15/76

Hearing: 4/27/76

Petition No. Z-3572
City of Boston
Neponset Health Committee, Inc.
396-398 Neponset Avenue, Dorchester
at Holbrook Avenue

31,500 square feet of land - residential (R-.5) and local business (L-.5) districts.

Purpose: to erect two-story medical clinic and accessory offices structure.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. A clinic is forbidden in an R-.5 district.		
Section 10-1. Parking not allowed within required front yard.		
Section 19-6. Side yard is insufficient.	15 ft.	10 ft.

Site, location of the former Minot Elementary School, will be acquired by the Neponset Health Committee. Facility has been jointly planned by the City and the community. Adequate parking (37 spaces) would be provided. Yard deficiencies are minimal and technical. Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3572, brought by the City of Boston and the Neponset Health Committee, Inc., 396-398 Neponset Avenue, Dorchester, for a forbidden use and two variances to erect a two-story medical clinic and accessory offices structure in residential (R-.5) and local business (L-.5) districts, the Boston Redevelopment Authority recommends approval provided that the parking lot along Holbrook Avenue is screened from the residential area by adequate fencing and that plans are submitted to the Authority for design review.

